

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF  
WANTAGE TOWN COUNCIL HELD IN THE BEACON, PORTWAY, WANTAGE ON  
MONDAY, 8 JULY 2019 AT 7.30 P.M.**

Committee members present: Councillor E L Johnson (Vice Chairman)  
Councillors I R Cameron, T Gilhome, A C Menzies and I L Sheldon.

Other councillors present: Councillor A Crawford

Others present: Three members of the public.

Deputy Town Clerk: S Sanders.

**Apologies for Absence**

Apologies for absence were received from the chairman, Councillor Major J Sibbald, and Councillor A Dunford. Councillor Johnson was chairman for the meeting.

**Declarations of Disclosable Pecuniary Interests**

None.

**Minutes of meetings held on 3 June and 24 June 2019**

The minutes were approved and signed.

**10. Statements and Questions from the Public**

A resident of Pegasus Court was present to receive an update on her request for a bus stop in Mill Street at a location close to Pegasus Court. The Deputy Clerk reported that Thames Travel and Stagecoach bus operators had been contacted by Oxfordshire County Council and were willing to serve new bus stops, subject to a suitable location being agreed with Thames Valley Police and Oxfordshire County Council. Full funding was not available from Oxfordshire County Council. Wantage Town Council would be required to fund the cost of flags and delivery from the supplier. The cost was estimated to be £250 (to include Denchworth Road).

**11. Matters arising from the minutes**

Item h) was taken out of order.

- h) Request for bus stops in Mill Street close to Pegasus Court, Denchworth Road near convent and Challow Road by King Alfred's West Site

To be referred to the Policy, Management and Finance Committee. **Action: Clerk**

- a) Update on item c) from meeting 3 June 2019 concerning the position of the VAS at Ickleton Road.

The Clerk had written to the member of the public regarding the positioning of the VAS. The member of public would like further explanation as to why the Clerk had made the decision concerning the location of the sign without referral to a committee of the Town Council. The problem of speeding vehicles was acknowledged by the committee. **Action: Clerk**

- b) Update on traffic calming VAS for Mill Street

The Deputy Clerk had now received the correct unmetered connection agreement from SSE to be completed and submitted. **Action: Deputy Clerk**

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- c) Update on conditions requested by Wantage Town Council on planning application P18/V2756/FUL

The decision had included a statement to say that the garage shall not be occupied or used separately, and no separate curtilage shall be created.

- d) Update on Oxfordshire Plan 2050

A collective response from the Town Council had not been submitted to the consultation. It was noted there would be a further consultation. The Plan document and Consultation Report were to be emailed to councillors.

**Action: Deputy Clerk**

- e) Update on re-installation of the CCTV camera in Wallingford Street

The Deputy Clerk was awaiting a response regarding the re-installation from the Community Safety Team Leader at the District Council.

**Action: Deputy Clerk**

- f) Update on Councillors visit to the CCTV control room at Abingdon Police Station

Arrangements had been made for councillors to visit on 17 July 2019 at 10 am.

- g) Update on planning application P19/V1148/FUL

It was too late for the application to be called in to the planning committee. The process of calling in a planning application requires it to be called in within 28 days of the submission of the application to the Planning Department.

**12. Minutes of the Wantage and Grove Traffic Advisory Committee meeting held on 30 May 2019**

The minutes were noted.

**13. Failure of vehicles to turn left when entering Market Place from Newbury Street and suitability of signage and road markings in Market Place and entry roads.**

It was reported that vehicles were entering the Market Place from Newbury Street, turning right and driving along the north side (Wildwood) and continuing down Mill Street. It was felt that the signage was not clear. Illegally parked cars on double yellow lines may be obscuring signage. The road markings (turn left arrow) need re-marking. The Deputy Clerk was to raise the issue with Oxfordshire County Council.

**Action: Deputy Clerk**

**14. Planning applications**

Councillor Crawford left the meeting during the discussions of planning application P19/V1562/LDP. The planning applications listed on the attached sheet were considered, and the comments agreed.

- c) P19/V1562/LDP

ON THE PROPOSTION OF Councillor Sheldon  
SECONDED by Councillor Gilham

IT WAS RESOLVED that delegated authority be given to the Vice Chairman to contact the relevant planning officer in order to get clarification regarding the permitted development and what the impact would be in the future regarding uncontrolled building and make suitable comments as a response.

**Action: Johnson**

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**15. Neighbourhood Plan update**

A meeting was held between Ricardo Rios (Senior Planning Policy Officer Neighbourhood Planning, District Council), Councillor Major Sibbald, the Clerk and Deputy Clerk. Mr Rios believed consultancy assistance should be considered for preparation of the Basic Conditions Statement and that funding might be available. The Communication Statement requires work. Evidence of the impact of parking on existing developments was required to justify the parking policy in the Plan. It was suggested that councillors take photos demonstrating the parking problems and stating the time and location of the photo. **Action: All**

It was requested that the latest Draft Neighbourhood Plan document be distributed to all councillors. **Action: Clerk**

**16. Other business**

None.

The meeting closed at 9.30 p.m.

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**PLANNING RECOMMENDATIONS**

- a) P19/V1492/FUL. Residential conversion and refurbishment of the upper floors, new inner courtyard staircase and ground floor alterations. Proposed 8 no flats, retention of existing 3 no. ground floor commercial units. 29 and 30 Market Place, OX12 8AJ for Newton and Hart.

No objection in principle but would like the following recommendations/comments to be considered:

- Concerns regarding noise and insulation – Suggest the highest level of sound insulation to be used.
- Impact on existing businesses in the building and vicinity - For example, if there is a requirement for improvement to the ventilation extraction of fumes from kitchens and restaurants of the businesses, the cost should be met by the developer, the same should apply if any measures are required to reduce impact of noise and amplified music on the new residents from local business.
- Ensure there is enough cycle parking for residents - estimated to be 16 bicycles for 8 flats.
- 4.6 of the Design & Access Statement states ‘there is secure cycle car parking within the building’ – clarification is needed as to what this means.
- Can Thames Water be consulted?
- Support comments from Waste Management Officer (District Council).
- Support pre-application advice regarding bats.
- The original features of the building should be maintained. The building work should be monitored and be subject to the approval of the Conservation Officer.
- The Design & Access Statement is not up to date.

and

P19/V1493/LB. Residential conversion and refurbishment of the upper floors, new inner courtyard staircase and ground floor alterations. Proposed 8 no flats, retention of existing 3 no. ground floor commercial units. 29 and 30 Market Place, OX12 8AJ for Newton and Hart.

Comments as above.

- b) P19/V1393/A. Hoarding signs and 6 banner flags. Wantage Care Home, Grove Road, OX12 7BZ for Stepnell Ltd.

No objection.

- c) P19/V1562/LDP. **To note.** Certificate of Lawful Development for erection of mobile log home. 4a Charlton Road, OX12 8ER for Martin Tilly and Patricia Roche.

Noted.

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